

ORDINANCE NO. 2671 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 17201 NORTH 63RD AVENUE FROM C-O (COMMERCIAL OFFICE) AND A-1 (AGRICULTURAL) TO SU (SPECIAL USE DISTRICT); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning and Zoning Commission held a public hearing on November 6, 2008 in zoning case ZON08-04 in the manner prescribed by law for the purpose of rezoning property located at 17201 North 63rd Avenue from C-O (Commercial Office) and A-1 (Agricultural) to SU (Special Use District);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on October 16, 2008; and

WHEREAS, the City of Glendale Planning and Zoning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as aforesaid.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 17201 North 63rd Avenue and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned from C-O (Commercial Office) and A-1 (Agricultural) to SU (Special Use District).

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. Development shall be in substantial conformance with the site plan, elevations, and project narrative date stamped September 25, 2008, subject to Design Review approval by the Community Development Group.
2. All perimeter improvements including landscape buffers, perimeter walls, and parking lot screen walls shall be completed prior to the issuance of a Certificate of Occupancy. The City of Glendale Engineering and Design Construction Standards determine required improvements.

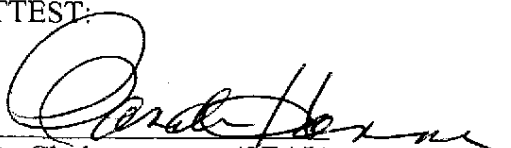
SECTION 3. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.


PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 27th day of January, 2009.


MAYOR

ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

REVIEWED BY:

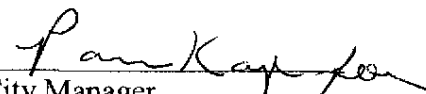

City Manager

EXHIBIT A

NEW LEGAL DESCRIPTIONS

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

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THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 713.62 FEET;
THENCE NORTH $89^{\circ}06'19''$ EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH, PARALLEL TO AND 40.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 192.04 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 92--0650644, RECORDS OF MARICOPA COUNTY, ARIZONA;

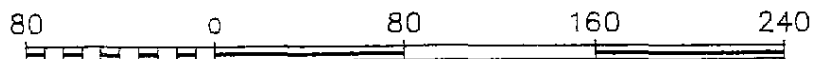
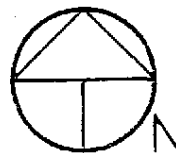
THENCE NORTH $89^{\circ}01'24''$ EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 621.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH $00^{\circ}00'56''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL AND ALONG THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 92--0650645, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 437.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH $89^{\circ}06'19''$ WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 341.21 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN DOCUMENT 04--0404056, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 245.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH $89^{\circ}06'19''$ WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 279.92 FEET TO THE POINT OF BEGINNING.



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